



PLANNING COMMISSION AGENDA REPORT

III. 2

MEETING DATE: APRIL 25, 2005

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-06
1956 POMONA AVENUE

DATE: APRIL 11, 2005

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

DESCRIPTION

The applicant is requesting approval of a variance from driveway landscaped parkway width requirements with a minor modification to allow reduced driveway width, in conjunction with a minor design review to construct a two-story, 2,082 square foot residence behind an existing one-story residence.

APPLICANT

The applicants are David and Nadine Bartholomew, who are also the property owners.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1956 Pomona Avenue Application: PA-05-06

Request: Variance from driveway landscaped parkway width requirements with a minor modification to allow reduced driveway width, in conjunction with a minor design review to construct a two-story, 2,082 square foot residence behind an existing one-story residence.

SUBJECT PROPERTY:

Zone: R2-HD

General Plan: High Density Residential

Lot Dimensions: 63 FT x 125 FT

Lot Area: 7,937 SF

Existing Development: 1- story residence and detached structure

SURROUNDING PROPERTY:

North: Surrounding properties are residentially zoned and contain residences.

South:

East:

West:

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	63 FT*
Lot Area	12,000 SF	7,937 SF*
Density:		
Zone	1 du/3,000 SF	1 du/3,968 SF
General Plan	1 du/3,000 SF	1 du/3,968 SF
Building Coverage:		
Buildings	NA	2,473 SF (31%)
Paving	NA	2,147 SF (27%)
Open Space	3,175 SF (40%)	3,317 SF (42%)
TOTAL		7,937 SF (100%)
Building Height (Proposed Residence):		
Building Height	2 Stories/27 FT	21 FT, 7 IN
Chimney Height:	29 FT	24 FT
First Floor Area (Including Garage):	NA	1,087 SF
Second Floor Area	NA	995 SF
Ratio of First Floor to Second Floor**	80%	91%
Setbacks (Proposed Residence):		
Front	20 FT	83 FT
Side (left/right)	5 FT (1st Story) 10 FT Avg. (2nd Story)**	5 FT, 3 IN (1st and 2nd Story)
Rear	20 FT	20 FT
Rear Yard Lot Coverage	NA	NA
Landscape Parkways	10 FT combined/3 FT min. one side	4 FT, 11 IN combined/2.5 FT one side***
Parking:		
Covered	2	3
Open	4	3
TOTAL	6 Spaces	6 Spaces
Driveway Width:	16 FT	10 FT****

NA = Not Applicable or No Requirement

*The property is legal nonconforming

**Design Guideline

***Does not comply with code/variance requested

****Minor modification requested

CEQA Status Exempt, Class 3

Final Action Planning Commission

BACKGROUND

The site contains an existing one-story residence and attached one-car garage originally constructed in the 1950's, with a detached accessory structure at the rear of the existing residence. The detached structure will be demolished to accommodate the proposed residence.

ANALYSIS

The applicants propose to construct a 2-story residence at the rear of the subject property. The one-story residence at the front of the property will remain unchanged. The site layout will be similar to the abutting property to the south, addressed as 1952 (front unit) and 1954 (rear unit) Pomona Avenue, which is also owned by the applicants. The two-story residence at the rear of 1952 Pomona was constructed in 2001.

The proposed unit is 1,087 square feet on the first floor (including garage) and 995 feet on the second floor. The first floor will have a living room, dining room, kitchen and powder room; the second floor will have two bedrooms, two bathrooms, and a bonus room.

In addition to the proposed 2-car garage, 2 open parking spaces are proposed. The existing one car garage and open parking space within the driveway leading to the garage for the existing unit will remain, for a total of 6 on-site spaces, which complies with the number of parking spaces required by code.

Variance

Code Section 13-32 requires R2-HD zoned properties to provide landscape parkways with a combined width of 10 feet, but not less than 3 feet on one side, along common driveways. A variance is required because the existing driveway provides a 5-foot combined landscape parkway width, with 2.5 feet on either side.

Code Section 13-29(g)(1) allows granting a variance where special circumstances applicable to the property exist (such as an unusual lot size, lot shape, topography, or similar features) and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

The existing front residence has an approximately 15-foot left (north) and a 6-foot right (south) side setback. It is situated on a lot with nonconforming lot width and area (100 feet wide and 12,000 square feet required; 63 feet wide and 7,937 square feet existing). There is an existing 10-foot wide driveway along the left (north) side leading to the back of the lot. Since the applicant proposes to construct a new unit on the property, and the driveway is a common driveway serving two units, the landscape parkway and wider driveway width requirements would apply.

The original intent of the driveway parkway landscaping requirement was to provide visual relief for driveways serving multiple-family or common interest developments, where driveways are often longer (e.g. 300 feet deep lots). The shorter depth of this lot (125 feet), and the resultant shorter length of the driveway, reduces the visual impact the driveway will have. Also, it is an existing driveway and the view of the driveway from the street will not change as a result of the construction of the new unit. Finally, the required landscaping could not be provided without demolishing a portion of the existing residence. As noted earlier, there is an existing 2.5-foot wide landscape planter on either side of the driveway that will be retained, providing some visual relief. A minor modification to allow a decrease in driveway width from 16 ft. to a minimum of 10 ft. for two or more dwelling units is discussed later in this report.

Minor Design Review

As indicated earlier, the proposed unit is 1,087 square feet on the first floor (including garage) and 995 feet on the second floor, which results in a second floor to first floor ratio of 91%; the maximum ratio recommended in the City's Residential Design Guidelines is 80%. Because the proposed two-story construction does not comply with this standard, approval of a minor design review is required. This allows review of the structure's scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development. Normally, the Zoning Administrator would review the minor design review; however, to expedite processing, the request is being combined with the variance so that the Planning Commission may consider all requests related to the project concurrently.

Although the second floor exceeds the 80% second floor to first floor ratio recommended in the City's Residential Design Guidelines, it is staff's opinion that the proposal meets the intent of the design guidelines. Specifically, the proposed two-story residence incorporates multiple building planes and breaks in the roof to create visual interest and adequate transitions from the first to second floor. Because the residence is at the rear of the property, the structure will have minimal visual impact from the street. The second floor is less than the recommended average 10-foot setback on the sides; however, because there are several other two-story structures within the same tract with 5-foot second floor setbacks (including the residence on the abutting property to the south, as previously discussed in this report), the proposed addition is consistent with the intent of the Residential Design Guidelines.

Privacy impacts from the second story side windows should be minimal because they are smaller than the windows on the front and rear elevations. Additionally, the proposed window on the north (left side) elevation will not look into any windows on the one story structure on the abutting property, and although the proposed window on the south (right side) elevation may look into the second story windows on the abutting property, the residence is owned by the applicant. The second floor of the rear building is set back 20 feet from the rear property line.

Minor Modification

In addition to the variance in driveway landscape parkway width, a minor modification is also required for the width of the driveway because it will serve more than one dwelling unit (16 foot width required; 10 foot width existing).

If the project were to be approved, it is staff's opinion that there is basis to support the minor modification to allow the reduction in the driveway width for the reasons stated in the variance for parkway landscape width, i.e., the required 16 feet of driveway width cannot be provided without demolishing a portion of the existing residence. If the other entitlements were to be approved, the existing 10-foot driveway width would be adequate to accommodate the maneuvering of vehicles on-site.

ALTERNATIVES

If the variance from parkway landscaping was denied it would prevent the other entitlements from being approved, and the project could not be constructed as proposed. The applicant could not submit substantially the same type of design for six months; however, the existing residence would be permitted to remain. If the Commission were to deny the project, appropriate findings would need to be made.

CONCLUSION

With exception of the requested variance, the proposed project satisfies applicable Code requirements and residential design guidelines. The original intent of the driveway parkway landscaping was to provide visual relief for developments where driveways are typically longer. Approval of the variance to waive driveway parkway landscaping requirement would not result in a negative visual impact since no change to the front half of the lot is proposed. Approval of the minor design review is warranted because architectural articulation is provided through a variety of roof and wall planes. Approval of the minor modification is justified because a 10-foot wide driveway will still provide adequate circulation and access for both units.

- Attachments: 1. Draft Planning Commission Resolution
 2. Exhibit "A" - Draft Findings
 3. Exhibit "B" - Draft Conditions of Approval
 4. Applicant's Project Description and Justification
 6. Location Map
 7. Plans

cc: Deputy City Mgr.-Dev. Svcs. Director
 Senior Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

David and Nadine Bartholomew
 1952 Pomona Avenue
 Costa Mesa, CA 92627

RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING PLANNING APPLICATION PA-05-06**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by David and Nadine Bartholomew, with respect to the real property located at 1956 Pomona Avenue, requesting approval of a variance from driveway landscaped parkway width requirements (10 feet combined width, with no less than 3 feet on one side required; 5 feet combined width, with 2.5 feet on one side existing), with a minor modification to allow reduced driveway width (16 feet required; 10 feet existing), in conjunction with a minor design review to construct a two-story, 2,082 square foot residence behind an existing one-story residence; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 25, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-05-06 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-05-06 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 25th day of April, 2005.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 25, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code, with regard to the variance, in that special circumstances applicable to the property exist to justify granting of the variance from parkway landscaping requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the existing house precludes providing the required parkway landscaping width. The original intent of the driveway landscaping was to provide visual relief for driveways serving multiple-family and common-interest developments where driveways are often longer. The shorter depth of this lot will not create a negative visual impact. The deviation granted is the minimum necessary to accommodate the proposed development and does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14), with regard to the minor design review, in that the project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. Specifically, architectural articulation and visual relief is provided through a variety of roof and wall planes. The proposed second story side setbacks are consistent with the prevailing two-story design with the same residential tract. Privacy impacts are also minimized due to smaller windows on the side elevations.
- C. The information presented does comply with Costa Mesa Municipal Code Section 13-29(g)(6), with regard to the minor modification, because the 10-foot driveway width will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement enhances the design of the existing and anticipated development in the vicinity. The existing driveway width will be adequate to accommodate the maneuvering of vehicles on-site.
- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian

- circulation have been considered.
- c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the front of each unit. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval, ordinance and code provisions of PA-05-06 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
9. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m.

and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

10. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc, including the roof line of the rear portion of the existing residence. Plans submitted for plan check shall indicate how this will be accomplished.
- Eng. 11. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #:

Environmental Determination:

Address:

1956 Pomona Avenue, Costa Mesa, California 92627

1. Fully describe your request:

A. I request a variance from the requirements for parkway landscape. Instead of the ten feet required, I only have 4 feet 11 inches.

B. I request a minor design review because the building

2. Justification Permit is for a two story dwelling

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

The driveway to the proposed dwelling is 14 feet 11" wide. I have planted trees along the boundary of the property and along the exist house. The landscaping, although not ten feet wide, will more

3. This project is: (check where appropriate) the house afford the new house with a beautiful entry.

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

David Bartholomew
Signature

18 March 2005
Date

ZONING/LOCATION MAP

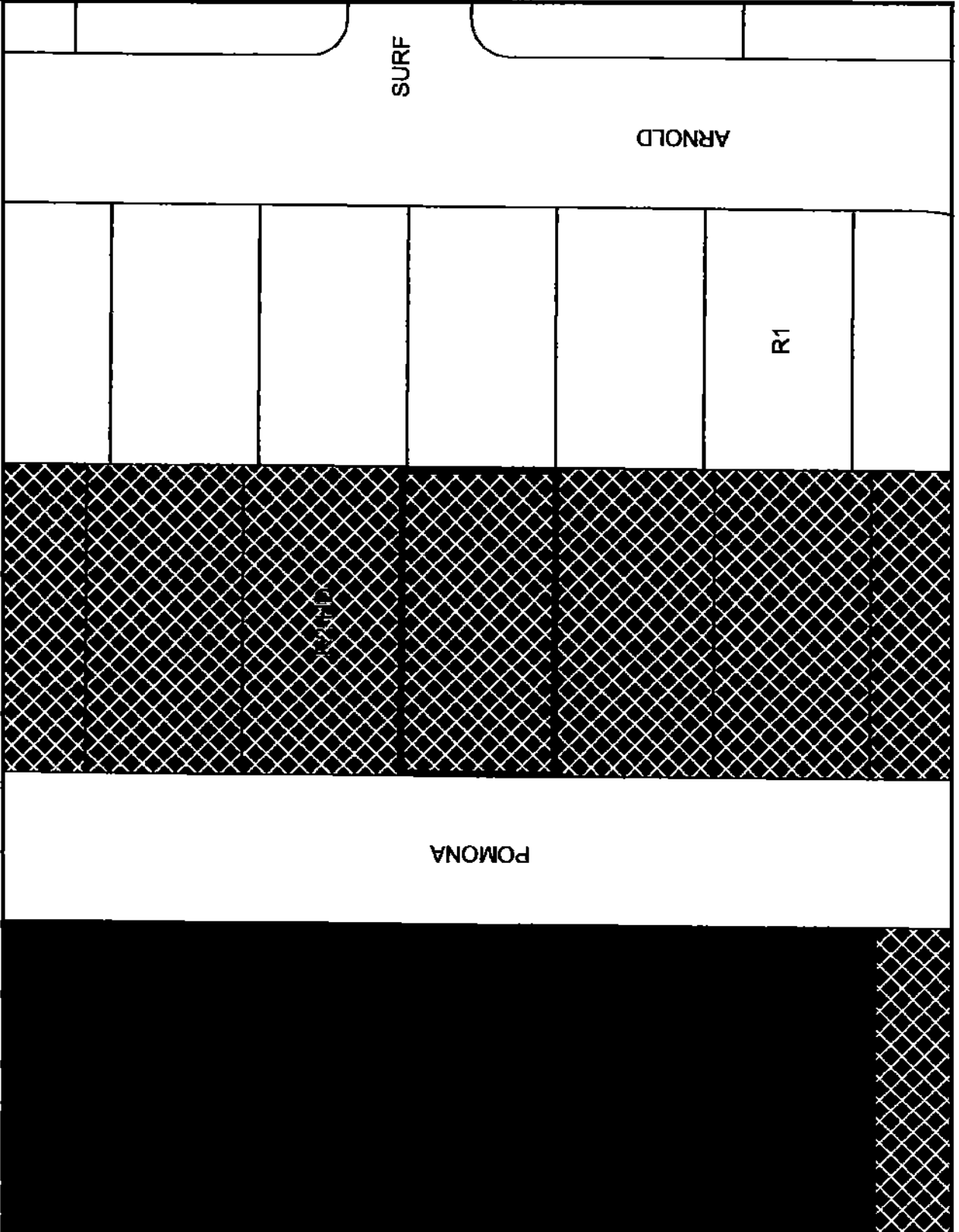
PA-05-06

Legend

Street Names

Parcel Lines

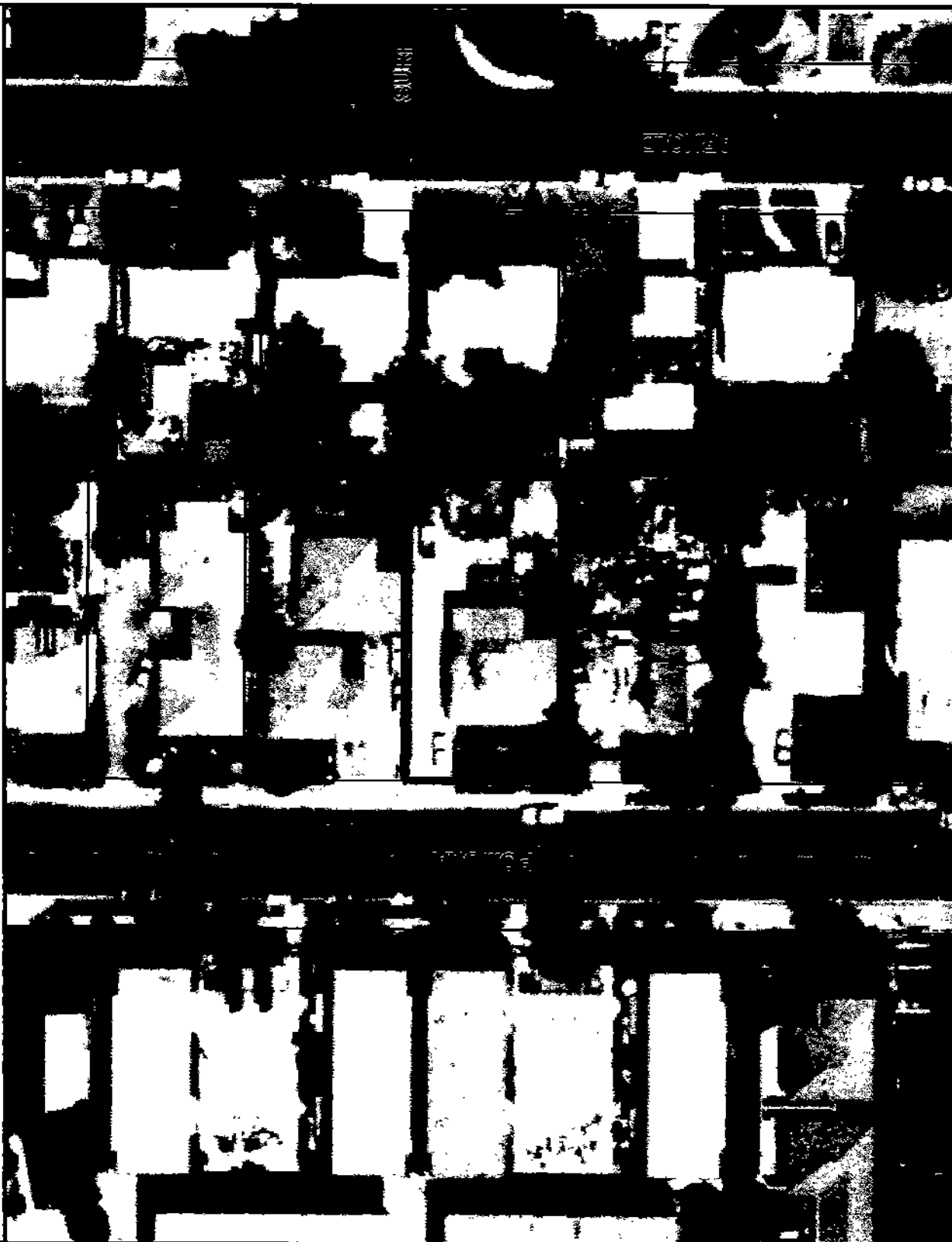
Zoning



1956 POMONA AVENUE

Legend

Street Names
Parcel Lines
Ortho
Photography
Parcels





CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92626-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**